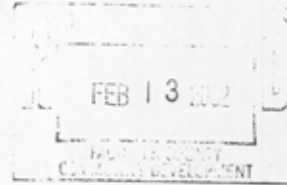




## ATTACHMENT B

### FREDERICK WARD ASSOCIATES, INC.

ENGINEERS  
ARCHITECTS  
SURVEYORS



February 13, 2002

Elizabeth A. Cook  
Chief of Planning  
Fauquier County Department  
Of Community Development  
Court and Office Building  
Third Floor - 40 Culpeper St.  
Warrenton, Virginia 20186

Re: Preliminary Plat #PP02-C-01, Bluestone Subdivision (formerly Blackwell Timbers) -  
Center District.

Dear Ms. Cook,

Attached is a revised preliminary plan for the above-referenced proposed subdivision. In making these revisions I have used the staff report dated December 13, 2001, which I believe is the latest one, and notes from our meeting on December 11, 2001. The following responses are numbered in accord with the staff report items.

1. The Warrenton Town Council considered the request for water service at their January 2002 meeting and directed the Acting Town Manager to bring the matter to the Town and County Liaison Committee with the Town's approval of providing the water service to the proposed Bluestone subdivision. It is our understanding that the request for water service from the Town of Warrenton now needs to be processed through the Liaison Committee for approval by the County Board of Supervisors.
2. Enclosed is an 8 1/2 x 11 map showing the Bluestone parcel and the Town of Warrenton sanitary sewer system. The closest approach of the sanitary sewer to Bluestone is approximately 910', from Manhole #857 to the nearest corner of the property. This is well beyond the Health Department-noted, maximum 300' distance requiring a statement from the Town of Warrenton.
3. The approval of final plans, bonding, and construction of the sections of Benner Meadows Lane and Feldspar Drive that are within the Town-portion of the tract will be coordinated with both the Town of Warrenton and VDOT.
4. The boundary lines of Lot 18 have been reconfigured since the original August 2001 layout of the Preliminary Plan. More of the western pond edge has been contained in proposed Lots 6 and 7, and a house site with drainfield has been indicated on the plan. Furthermore, in the rebuilding of the dam, which will very likely be necessary, we may be able to move the dam to the northeast up to 50 feet, which would add to the yard area of Lot 18.
5. The location of what appears to be an old quarry has been added to the preliminary plan.

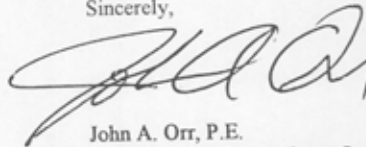
MARYLAND  
BEL AIR  
COLUMBIA

VIRGINIA  
MANASSAS  
WARRENTON

6. The roadbed of what is now referred to as "Bluestone Lane" has been pulled to the South approximately 150 feet, which is an area with a less steep existing grade.
7. All of the drainfields now shown on the preliminary plan have been field-verified by the soil scientists, Frazier Consultants, Inc., and survey located onto the plat by our survey crews. There are perhaps three or four lots that will require a Type II onsite disposal system, e.g. LPD's or Puraflo, and we do not object to operation and maintenance requirements as part of the approval.
8. The final plans will identify sensitive areas needing special protection measures.
9. The Owner is not in favor of providing the trail connection from Blackwell Road to the Commonwealth of Virginia property on the eastern border of the parcel, as recommended by the County Parks and Recreation Department, for the following reasons.
  - a. There is no sidewalk, trail, or parking area on Blackwell Road for public access to the beginning of the trail.
  - b. The Commonwealth of Virginia parcel is a VDOT wetland mitigation site that was purchased by the State during the adjacent interchange construction project for offsetting road construction impacts on the marsh-wetlands on Cedar Run. The site is not only serving current wetland uses but is being held in reserve by VDOT for other possible wetland mitigation purposes. In speaking with the Warrenton Residency of VDOT, it is clear that the Department has no current plans for public access to the site. Indeed, without controlled access, public-use impacts would likely be detrimental to the primary use as protected wetlands.
  - c. Due to the long, narrow shape of the R-1 zoned section of the parcel, the subject trail would have to run along the Town/County border. This would put the trail within 20 feet of the back walls of two or three of the proposed houses. This would be extremely undesirable from both a trail user and homeowner point of view.
10. The subdivision name and street names have been revised, as we have previously discussed.
11. The drainage area to the proposed culvert at the end of the cul-de-sac on Bluestone Lane is approximately 8.62 acres, and the size of the culvert would be 21" diameter with end-sections on each end. This would not normally be considered a "large drainage swale" and it is not very unusual to have a culvert pipe under a cul-de-sac.

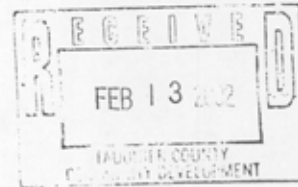
If you have any questions, please do not hesitate to contact me.

Sincerely,



John A. Orr, P.E.  
Frederick Ward Associates, Inc.

Cc: Tom Ross  
David Dobson

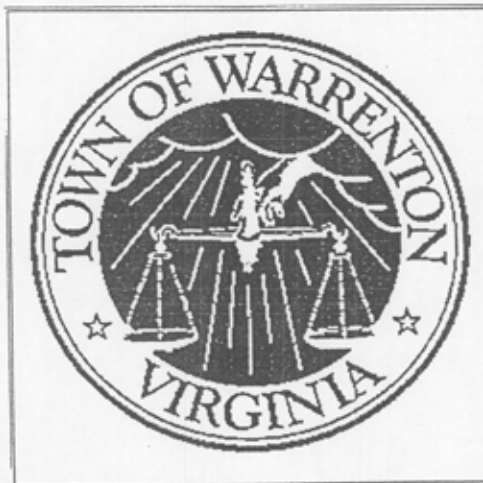


# *TOWN OF WARRENTON*

## *Sewer Line Reference Map*

*Scale : 1" = 500 Ft.*

*Created on January 10, 2000  
by GIS Department*



*\*\* All lines are 8" dia.  
unless otherwise noted.*

